

APCAR SMITH PLANNING

Chartered Town Planning Consultants

PLANNING STATEMENT

**ST GILES INTERNATIONAL
154 SOUTHAMPTON ROW
LONDON
WC1B 5JX**

May 2022
Our Ref: CA/3292

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1.00 PROPOSED DEVELOPMENT

- 1.01 This Statement is submitted to the London Borough of Camden to accompany an application for a Certificate of Lawfulness of Proposed Development. The application relates to the intended for use of the third floor within the building as student accommodation.
- 1.02 The entire building is utilised by St Giles International as an English Language School for educational purposes, some floors providing the teaching accommodation (its classrooms and similar) with other floors providing the ancillary student accommodation. As is discussed in Section 2 of this Statement the third floor was in use as ancillary student accommodation until 2011 when it was changed to teaching accommodation. The proposals are simply to revert it back to the original student accommodation. However prior to investing in the changes to this floor within the building the Applicant wishes to obtain the Local Authority's formal confirmation that planning permission is not required.
- 1.03 The proposals do not involve any internal alterations; simply changes to the internal partitioning to provide 17 student bedrooms with en-suite shower rooms/WCs, plus a shared kitchen.
- 1.04 There will be no kitchens/kitchen facilities within any of the bedrooms; just the shared kitchen on the third floor. Within the shared kitchen there would be toasters and microwave ovens but no full cooking facilities. There is a cafeteria on the first floor of the building where all meals can be obtained. It is intended that weekday breakfast be included within the price of the accommodation (as is the case for existing residential students). This cafeteria also operates as a communal living room for students.
- 1.05 Submitted as a separate statement with this application is a document produced by St Giles International which provides information in respect of the background of the college, explains the different forms of accommodation provided for/sought by students demonstrating the increased proportion of students seeking accommodation from the college as opposed to the students residing in hotels or living with families (what the St Giles Statement refers to as "home stay").
- 1.06 They refer to the increasing number of students preferring to use their on-site student accommodation which provides both security and convenience. It also results in a more sustainable lifestyle. By increasing the amount of student accommodation on site the college will be less reliant on other student accommodation providers. Given that St Giles students are not full year students it is difficult for them to find student accommodation elsewhere as the

accommodation providers have an understandable preference to take full year students.

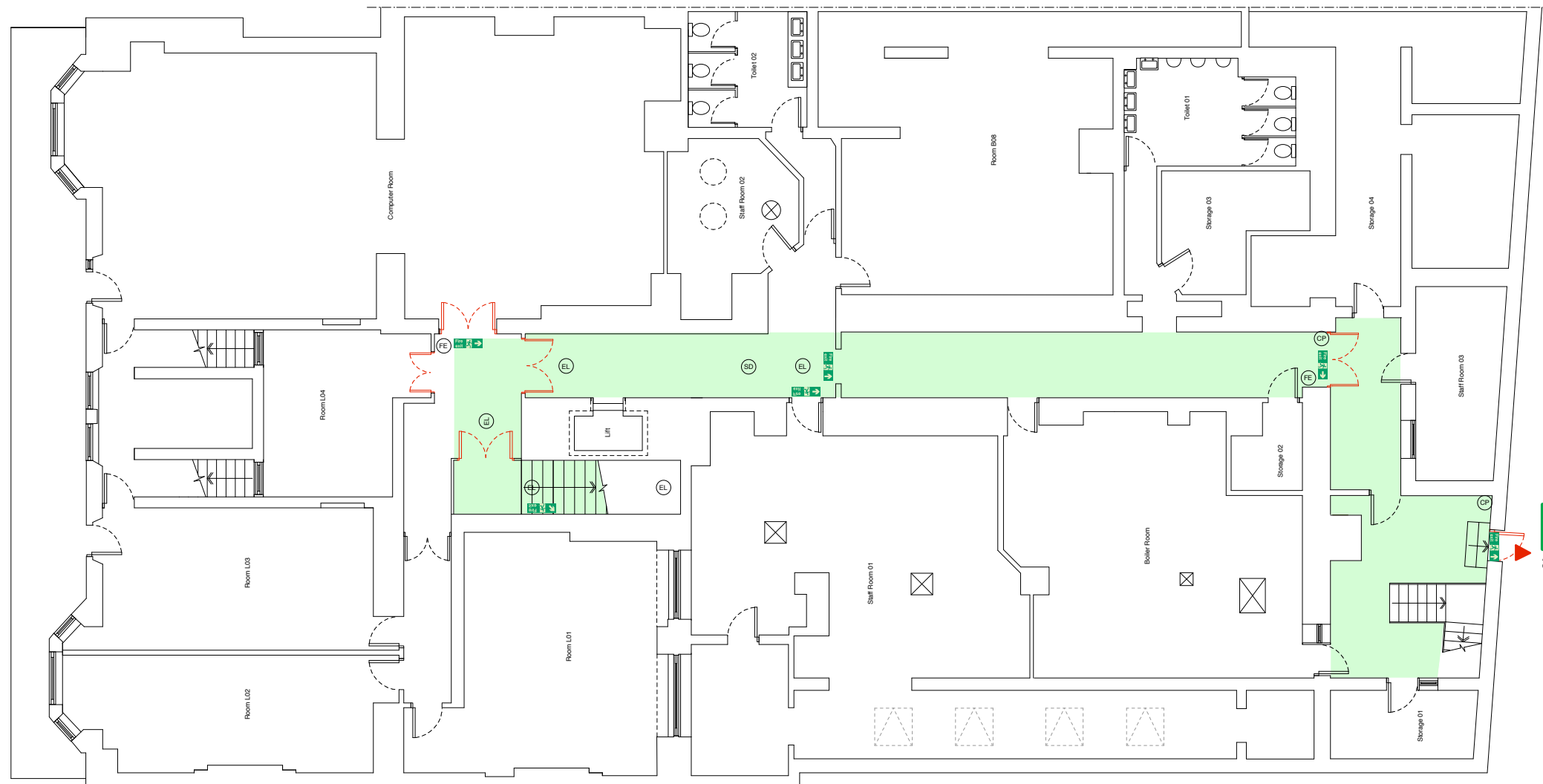
- 1.07 The intended student accommodation on the third floor of the building would only be provided to St Giles students. It is not intended as general purpose student accommodation available to others. The accommodation and use of the third floor would therefore continue to be ancillary to the existing lawful use of the building.

2.00 APPLICATION PREMISES

- 2.01 154 Southampton Row contains accommodation over eight floors. The separate statement produced by the college lists the floor area for each floor and the current use of each of those floors. As can be seen from this at the moment the two top floors (fifth and sixth) are used as student accommodation with all of the lower floors being for teaching purposes.
- 2.02 As can also be seen from their statement when their use commenced pursuant to a planning permission granted in 1997 (Ref PS9604333) there were originally five floors of used for teaching purposes (lower ground, ground, first, second and fourth) and three floors of residential use (third, fifth and sixth).
- 2.03 In 2011 planning permission was granted (Ref 2011/4095/P) for the retention of alterations to the rear elevation in association with the conversion of student bedrooms to classrooms at third, part fourth and fifth floor levels. This permission was retrospective insofar as the third and fourth floors were concerned but was "proposed" insofar as it related to the fifth floor. The proposed changes to the fifth floor were never implemented with that remaining as student accommodation. The existing layout is shown in the appended plans.
- 2.04 All students enter the building through the main (Southampton Row) entrance into the ground floor lobby with lifts and stairs to the upper floors and lower ground level. The cafeteria for all students is on the first floor. Only students attending St Giles College utilise the student accommodation.
- 2.05 During college hours the entrance door is open with staff at the reception. Out of hours, when it is just the students who are residing in the accommodation on the premises, the various offices, stores and similar are locked. The student classrooms and cafeteria are open. The residential students have a swipe card to enable access into the building.

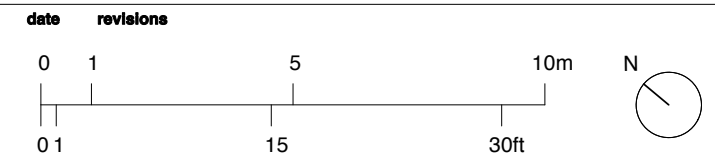
3.00 CONSIDERATION OF PROPOSALS

- 3.01 The proposed change of use of the third floor from teaching accommodation to student accommodation would put the premises back to how they were laid out in 1996 following the granting of planning permission ref PS9604333 for the change of use to a residential college with study bedrooms on upper floors and educational use at lower levels. Of the total floor area of 3,272 sqm with the third floor reverting to student accommodation 83% of the building would be used for teaching purposes and 27% for the student accommodation.
- 3.02 The building is a single planning unit. The main use, in terms of both the activity and of the floor area, is clearly for educational purposes. The student accommodation is ancillary to the educational use. This is particularly the case as the student accommodation is solely occupied by students of St Giles College and is not available to other students. For this reason it is not considered that the proposed change of use of the third floor from teaching to student accommodation is development requiring planning permission as it does not result in any material change in the use of the planning unit.
- 3.03 It is noted that the Officer's Delegated Report, in respect of application Ref 2011/4095/P, referred to the fact that at the time the building gained planning permission 1997 the student accommodation accounted for 1,293 sqm with the educational/teaching accommodation, offices, ancillary facilities such as canteen, etc., accounting for 1,996 sqm. The report refers to that 2011 application being retrospective insofar as change of use of the third floor was concerned whilst being proposed in terms of the change of use of the fourth and fifth floors. The report goes on to state it is debatable whether the works (in terms of the change of use from teaching accommodation to student bedrooms) actually required planning permission given that they are part of the same planning unit with no material change of use taking place. There is reference to it being considered that the student bed spaces were ancillary to the main use of the property as an education establishment.
- 3.04 Given this it is not considered the current proposals, to revert the use of the third floor back to student accommodation, is development requiring planning permission. The main use of the building will continue to be for educational purposes as a single planning, with the student accommodation continuing to be wholly ancillary to that. In this respect it is acknowledged that the same would not necessarily be the case if the students residing in the accommodation were not studying at St Giles College. Hence the description of development on the application form specifically refers to the proposed student accommodation being for St Giles students.



- FE Fire extinguisher
- CP Call point
- SD Smoke detector
- EL Emergency light
- A Alarm
- EB Exit button
- CP Fire alarm control panel
- Fire door
- 1/2 Occupation of room
Number in occupation/maximum number possible
- Escape route indicating direction
- General fire routes of the building
- Assembly point
- Final exits of the building
- Wash hand basin
- Toilet
- Bidet
- Shower
- Bath

1
101 Plan: Basement Floor Plan : Existing
Scale: 1:150 @ A3



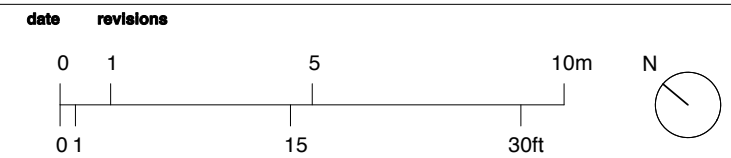
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Please Note (1) All dimensions are approximated and provided for the purpose of the HMO license only. (2) All dimensions in meters unless otherwise noted (3) The layout and room use shown is for illustrative purposes only and may not reflect the existing.

project address
154 Southampton Row
London, WC1B 5JX
client
St Giles School of English



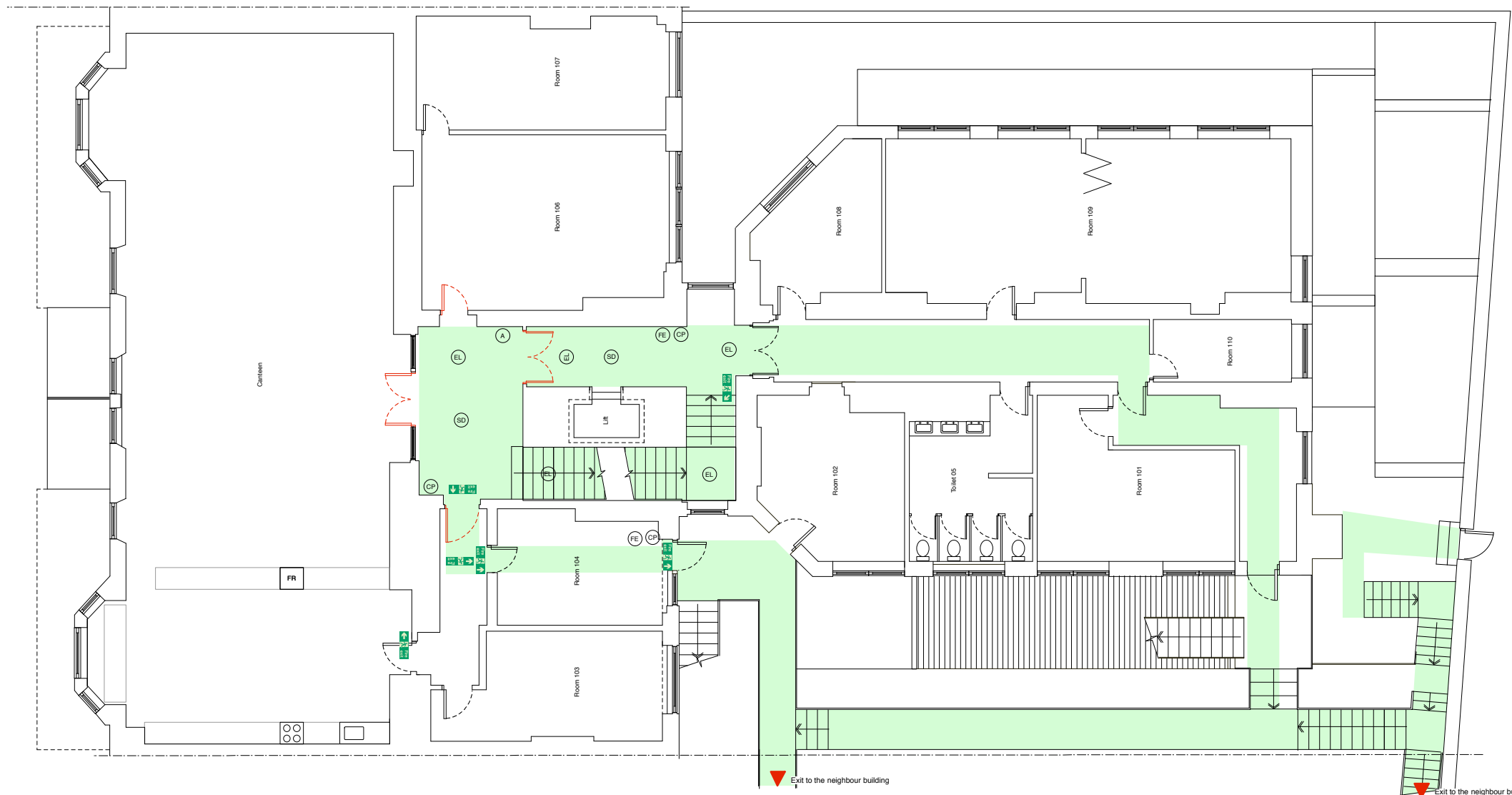
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- Fire door
- 1/2 Occupation of room
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- Escape route indicating direction
- General fire routes of the building
- Assembly point
- Final exits of the building
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- Toilet
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- Shower
- Bath

1
102 Plan: Ground Floor Plan : Existing
Scale: 1:150 @ A3



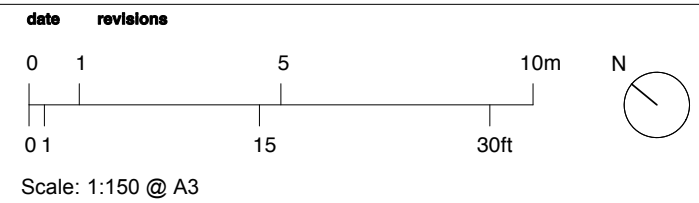
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- EB Exit button
- CP Fire alarm control panel
- ┌───┐ Fire door
- 1/2 Occupation of room
Number in occupation/maximum number possible
- ➔ Escape route indicating direction
-
 General fire routes of the building
- ➔ Assembly point
- ▼ Final exits of the building
- FR Wash hand basin
- T Toilet
- B Bidet
- S Shower
- Ba Bath
- FR Fridge
- FC Four ring cooker
- S Sink with drainer

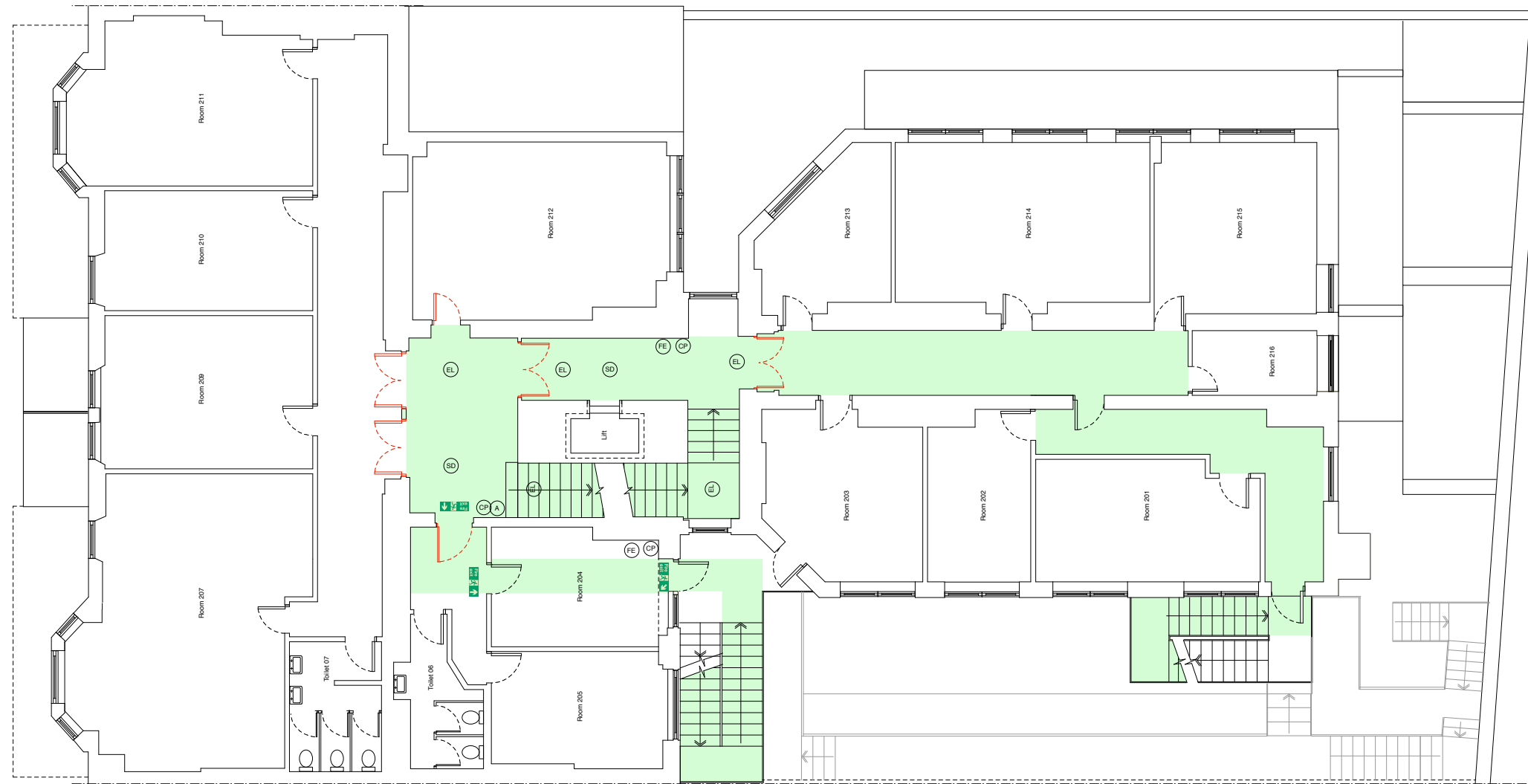
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103 Plan: First Floor Plan : Existing
Scale: 1:150 @ A3



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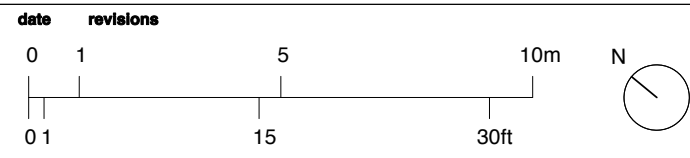
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- ⊙ EL Emergency light
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- ⊙ CP Fire alarm control panel
- ⤴ Fire door
- 1/2 Occupation of room
Number in occupation/maximum number possible
- ➔ Escape route indicating direction
- General fire routes of the building
- Assembly point
- Final exits of the building
- Wash hand basin
- Toilet
- Bidet
- Shower
- Bath

1
104 Plan: Second Floor Plan : Existing
Scale: 1:150 @ A3



notes

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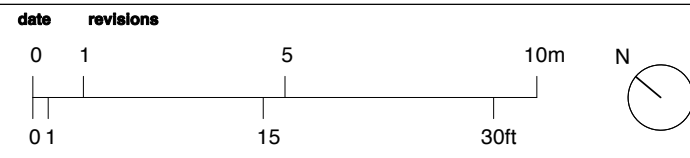
client

St Giles School of English



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- SD Smoke detector
- EL Emergency light
- A Alarm
- EB Exit button
- CP Fire alarm control panel
- - - Fire door
- 1/2 Occupation of room
Number in occupation/maximun number possible
- Escape route indicating direction
-
 General fire routes of the building
- Assembly point
- ▲ Final exits of the building
- Wash hand basin
- Toilet
- Bidet
- Shower
- Bath

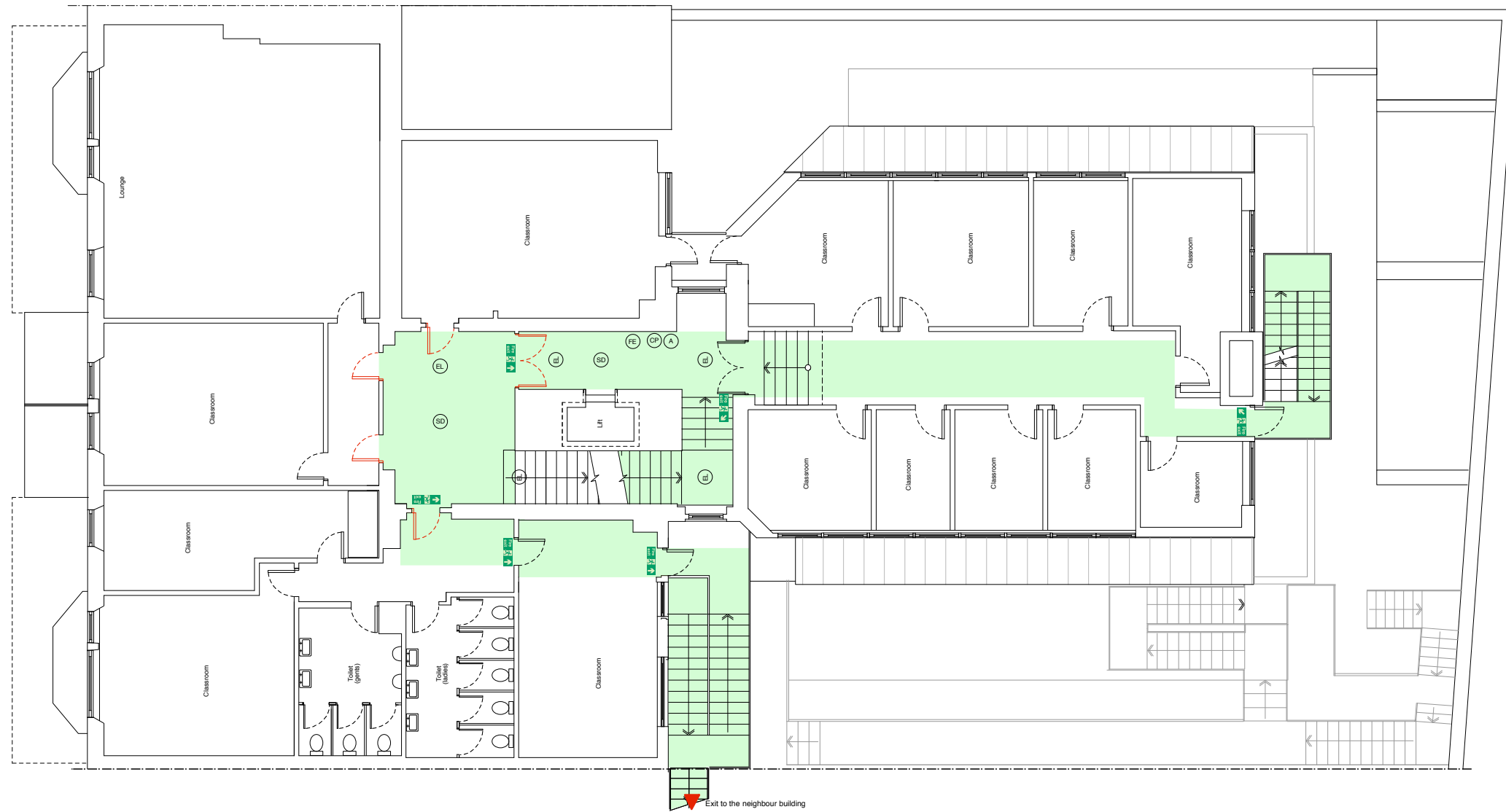
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105 Plan: Third Floor Plan : Existing
Scale: 1:150 @ A3



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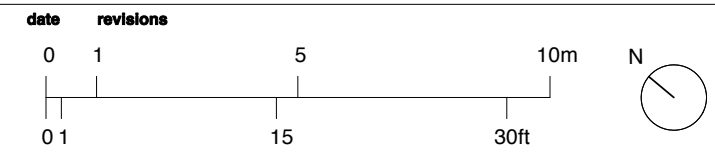
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- ⊙ EB Exit button
- ⊙ CP Fire alarm control panel
- ⤴ Fire door
- 1/2 Occupation of room
Number in occupation/maximun number possible
- ➔ Escape route indicating direction
- General fire routes of the building
- Assembly point
- Final exits of the building
- Wash hand basin
- Toilet
- Bidet
- Shower
- Bath

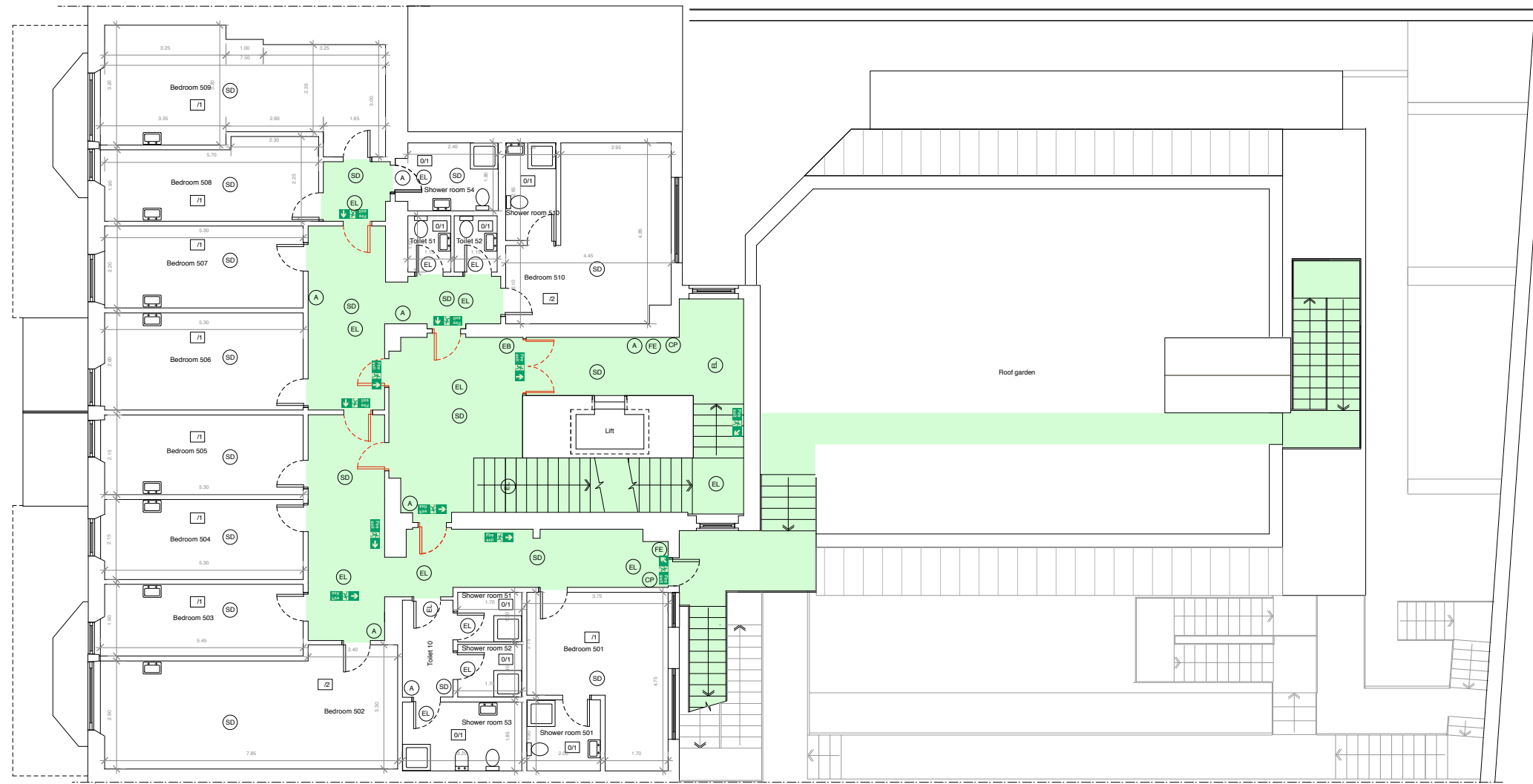
2 Plan: Fourth Floor Plan : Existing
106 Scale: 1:150 @ A3



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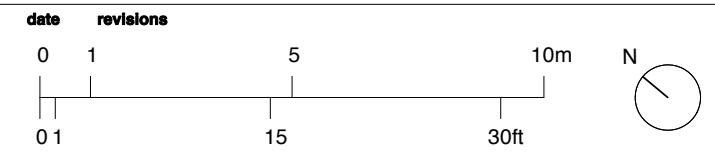
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- ⊗ CP Call point
- ⊗ SD Smoke detector
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- ⊗ A Alarm
- ⊗ EB Exit button
- ⊗ CP Fire alarm control panel
- ⤴ Fire door
- 1/2 Occupation of room
Number in occupation/maximun number possible
- ➡ Escape route indicating direction
- General fire routes of the building
- ➡ Assembly point
- ◀ Final exits of the building
- Wash hand basin
- Toilet
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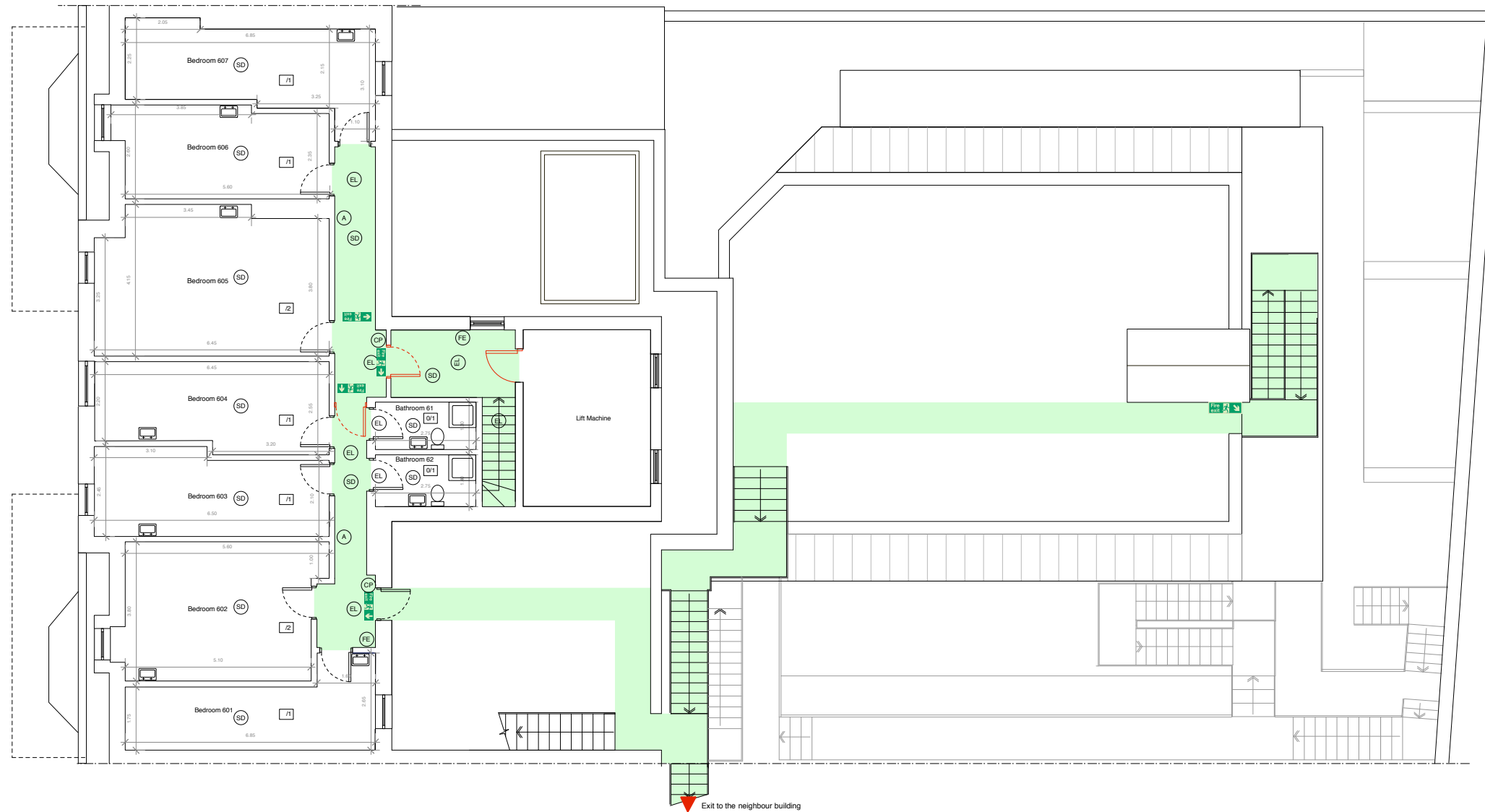
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107 Plan: Fifth Floor Plan : Existing
Scale: 1:150 @ A3



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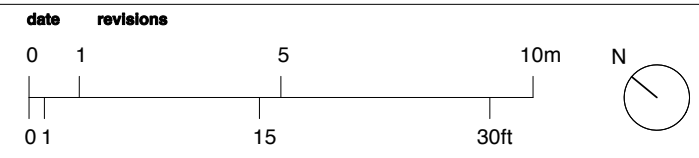


- ⊕ FE Fire extinguisher
- ⊕ CP Call point
- ⊕ SD Smoke detector
- ⊕ EL Emergency light
- ⊕ A Alarm
- ⊕ EB Exit button
- ⊕ CP Fire alarm control panel
- ⤴ Fire door
- ⊕ 1/2 Occupation of room
Number in occupation/maximum number possible

- ➡ Escape route indicating direction
- ▭ General fire routes of the building
- ➡ Assembly point
- ◀ Final exits of the building

- 🚰 Wash hand basin
- 🚽 Toilet
- 🚰 Bidet
- 🚿 Shower
- 🛀 Bath

2
108 Plan: Sixth Floor Plan : Existing
Scale: 1:150 @ A3

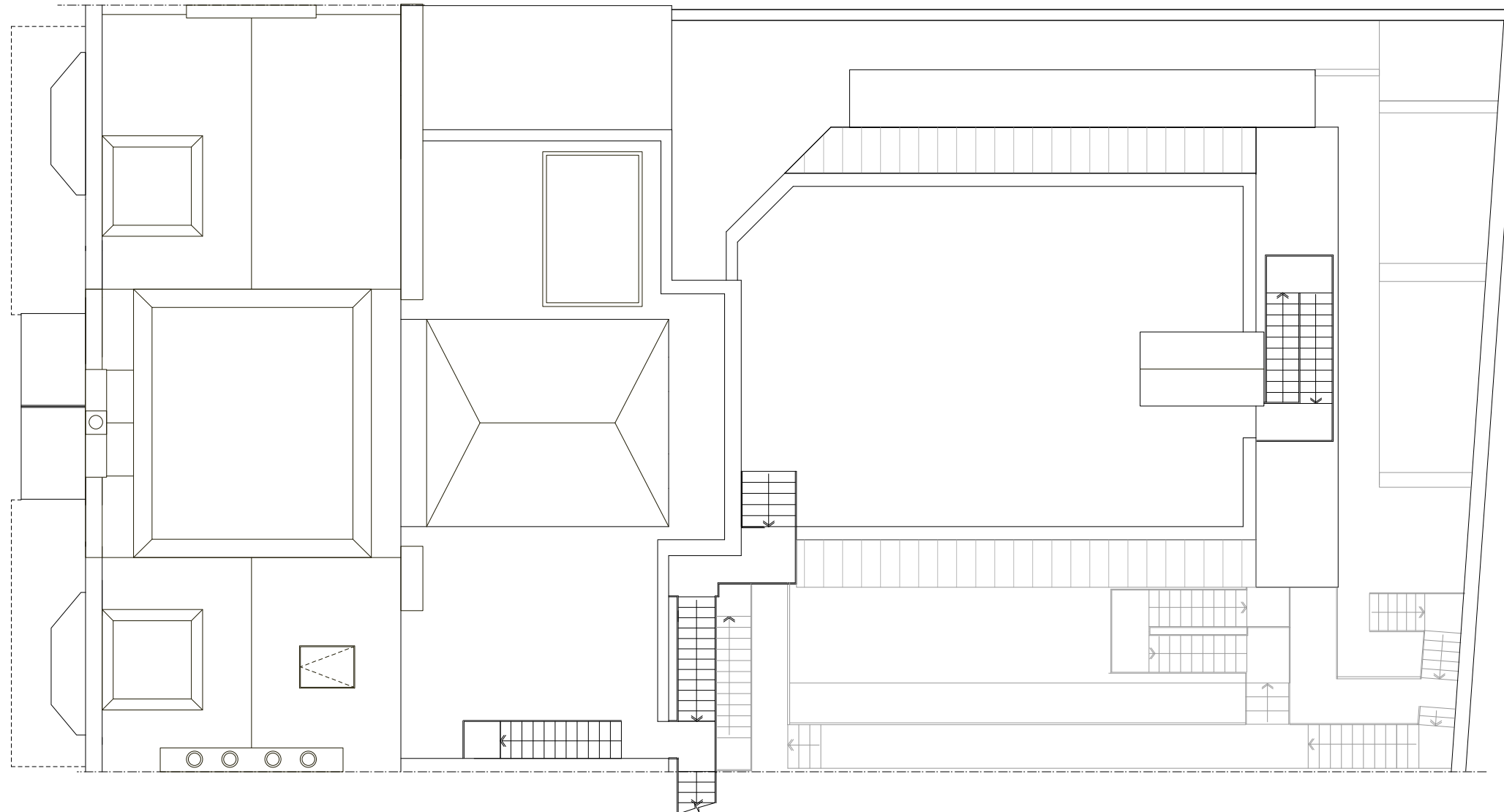


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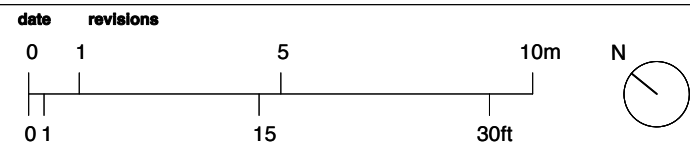
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1 Plan: Roof Plan : Existing
 109 Scale: 1:150 @ A3



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